

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2 (corrected)
	TO LEASE NO. GS-07P-LLA17073
<b>ADDRESS OF PREMISES</b> 2100 Robin Avenue Hammond, LA 70403	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between

**Robin Street Properties, LLC**

whose address is:

**66632 Z. MCDANIEL ROAD  
FRANKLINTON, LA 70438**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease. The purpose of this Lease Amendment is to accept the leased premise as substantially complete. **NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the signature hereof by both parties and delivered, as follows:

- 1.) To accept the Tenant Improvements as substantially complete; and
- 2.) Establish the Commencement Date of the lease rental payments; and
- 3.) Re-state the expiration of the firm term of the lease; and
- 4.) Clarifies the renewal rights; and
- 5.) Establish the square footages of the leased space; and
- 6.) Provide the annual rental schedules and amounts; and
- 7.) Establish the Governments' Percentage of Occupancy for Property Tax purposes; and
- 8.) To provide for the rental reduction amount for vacant space; and
- 9.) Establish the Base amount for the Operating Cost adjustments; and
- 10.) Establish the Common Area Factor; and
- 11.) To provide for the payment of the Tenant Improvements; and
- 12.) To state the Broker Commission and the Commission Credit; and
- 13.) All other terms and conditions are in full force and effect.

See Attached

This Lease Amendment contains 4 pages, including Attachment "A"

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

Signature:   
 Name: Philip W Beech  
 Title: Member  
 Entity Name: ROBIN STREET PROPERTIES, LLC  
 Date: 9/6/17

**FOR THE GOVERNMENT:**

Signature:   
 Name: Patrick Staley  
 Title: Lease Contracting Officer  
 Entity Name: GSA, Public Buildings Service,  
 Date: 9/7/2017

- 1.) The tenant improvements have been *substantially* completed and the Government accepts the leased premise on December 6, 2016. The Lessor and the Government agree that the requirements specifically identified in Attachment "A", GSA Form 1204 - Condition Survey Report of this lease amendment have not been met and these items are deficiencies. The Lessor is required to cure these deficiencies as part of the negotiated lease contract within 30 calendar days January 6, 2017. Within 7 calendar days of the completion date for the Lessor to cure the deficiencies in Attachment "A" of this lease amendment, the Lessor must coordinate a follow-up inspection with the Lease Contracting Officer to ensure all corrective action has been completed. In the event of any failure by the Lessor to cure the deficiencies or to provide any required repair or modernization under this lease, the Government will perform the work and deduct these amounts from the rent, including all administrative costs. No extensions will be granted.
- 2.) The Commencement Date of the rental on the demised premise shall be December 6, 2016 and shall expire on December 5, 2026, subject to the termination rights set forth in the lease.
- 3.) The firm term of the lease expires on December 5, 2021.
- 4.) The total leased premise square footage shall be 10,625 Rentable Square Feet (RSF) yielding 9,786 ANSI/BOMA Office Area (ABOA) and 44 parking spaces, of which 25 shall be secured parking spaces, and 19 shall be surface/ outside parking spaces.
- 5.) Paragraph 1.06 is clarified as follows:

**1.06 RENEWAL RIGHTS (AUG 2011)**

This Lease may be renewed at the option of the Government for a term of 5 [REDACTED] at the following rental rate(s):

	OPTION TERM, [REDACTED]	
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	[REDACTED]	[REDACTED]
OPERATING COSTS	OPERATING COST BASE SHALL CONTINUE FROM YEAR 10 OF EXISTING LEASE TERM. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.	

provided notice is given to the Lessor at least 60 days before the end of the original Lease term, all other terms and conditions of this Lease, as same may have been amended, shall remain in full force and effect during any renewal term.

INITIALS: [Signature] & [Signature]  
 LESSOR GOV'T

6.) The Government shall pay the Lessor annual rent as follows:

From December 6, 2016 through December 5, 2021, the total annual rental shall change from \$320,118.92 to \$318,096.96 at the rate of \$26,508.08 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$206,229.29, annual Operating Costs of \$84,607.58 plus annual Operating Cost adjustments, annual Tenant Improvement Amortization cost of \$25,296.85, and annual Building Specific Amortized Capital (BSAC) amortization of \$1,963.24.

From December 6, 2021 through December 5, 2026, the total annual rent shall be \$290,836.87 at the rate of \$24,236.41 per month in arrears. The total annual rent consists of Shell Rent of \$206,229.29 and Operating Costs of \$84,607.58 plus annual Operating Cost adjustments. There are no annual Tenant Improvement or BSAC amortization costs.

6.) The Governments' Percentage of Occupancy for Property Tax Reimbursement purposes shall be 100% ((10,625 RSF (leased premise) / 10,625 RSF (Building total RSF) X 100).

7.) The Government's Adjustment for Vacant Space shall be a reduction of \$3.90/ABOA.

8.) In accordance with the Lease paragraph entitled "Operating Cost Base", the escalation base shall be \$84,607.58.

9.) The Common Area Factor shall be 8.57% [((10,625 RSF – 9,786 ABOA) / 9,786 ABOA X 100 (rounded to the nearest whole percentage point per the lease agreement)].

10.) The Lessor and the Government agree that the total cost of all improvements paid for by the Government is \$118,641.68. The total cost consists of \$110,097.24 of Tenant Improvements and \$8,544.44 of BSAC.

The total cost of all improvements shall be paid for of \$118,641.68 [\$110,097.24 TI Costs + \$8,544.44 BSAC cost] shall be paid by amortizing the amount of \$118,641.68 in the rent monthly for the firm term of the lease and more specifically the first five (5) years of the lease term, in arrears, at five and sixty hundredths percent (5.6%) interest rate.

11.) Jones Lang LaSalle (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to Jones Lang LaSalle with the remaining [REDACTED], which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$26,508.08 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st full Month's Rent.\*

Month 2 Rental Payment \$26,508.08 minus prorated Commission Credit [REDACTED] equals [REDACTED] adjusted 2<sup>nd</sup> full Month's Rent.\*

12.) All other terms and conditions of the lease shall remain in full force and effect.

INITIALS:     JLL     LESSOR &     [Signature]     GOV'T